060.0	0007	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	860,700 / 860,700
					USE VALUE:	860,700 / 860,700
					ASSESSED:	860,700 / 860,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BASTIAN JOHN
Owner 2:	CONDON PATRICIA D
Owner 3:	
Street 1:	37 WESTMINSTER AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BASTIAN JOHN -
Owner 2:	CONDON PATRICIA D -
Street 1:	37 WESTMINSTER AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,343 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 2444 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6343.000	450,300	4,600	405,800	860,700
Total Card	0.146	450,300	4,600	405,800	860,700
Total Parcel	0.146	450,300	4,600	405,800	860,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.17 | /Parcel: 352.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 40262

GIS Ref

GIS Ref

Insp Date 11/08/18

!5296!

PREVIOUS ASSESSMENT

Parcel ID 060.0-0007-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	450,300	4600	6,343.	405,800	860,700	860,700	Year End Roll	12/18/2019
2019	104	FV	348,800	4600	6,343.	400,000	753,400	753,400	Year End Roll	1/3/2019
2018	104	FV	348,800	4600	6,343.	307,300	660,700	660,700	Year End Roll	12/20/2017
2017	104	FV	326,800	4600	6,343.	289,900	621,300	621,300	Year End Roll	1/3/2017
2016	104	FV	326,800	4600	6,343.	266,700	598,100	598,100	Year End	1/4/2016
2015	104	FV	290,500	4600	6,343.	249,300	544,400	544,400	Year End Roll	12/11/2014
2014	104	FV	290,500	4600	6,343.	229,600	524,700	524,700	Year End Roll	12/16/2013
2013	104	FV	302,500	4600	6,343.	229,600	536,700	536,700		12/13/2012

PRINT

Date	Time
12/10/20	20:12:15

LAST REV

Date	Time
04/16/19	14:35:40

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5296

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KUHN JAMES	1223-80		6/20/2000		345,000	No	No		
	863-174		7/3/1975		57,700	No	No		N

USER DEFINED

Prior Id # 1:	40262
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
3/23/2009	Meas/Inspect	372	PATRIOT
1/13/2000	Mailer Sent		
1/11/2000	Measured	163	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6343		Sq. Ft.	Site		0	70.	0.91	6			Topo	-5					405,844						405,800	

Total AC/HA: 0.14562 | Total SF/SM: 6343 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 405,844 | Spl Credit | Total: 405,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07962358
Const Adj.:	0.99989998
Adj $ / SQ:	183.518
Other Features:	109000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	652576
Depreciation:	202298
Depreciated Total:	450277

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 6		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

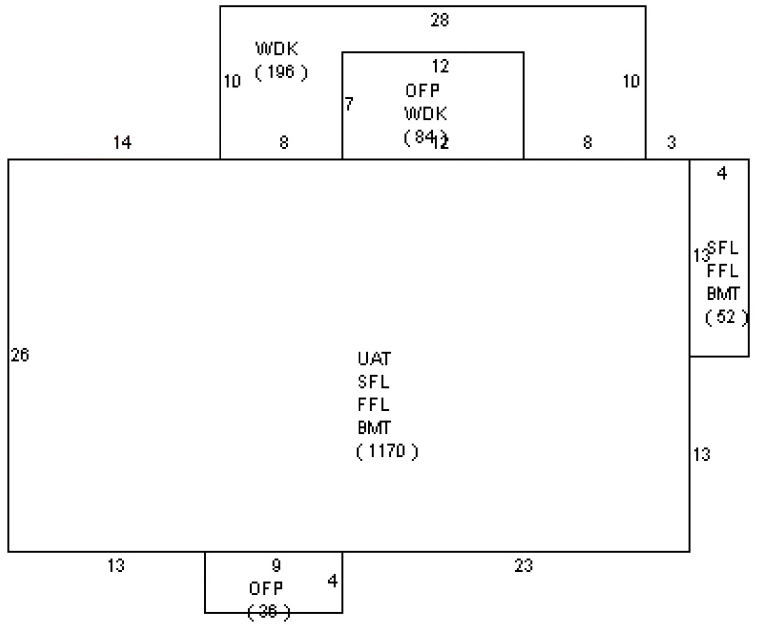
No Unit	RMS	BRS	FL
2	6	3	M
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	183.52
Special Features:	0	Val/Su Net:	103.30
Final Total:	450300	Val/Su SzAd	184.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,222	55.060	67,278
FFL	First Floor	1,222	183.520	224,259
SFL	Second Floor	1,222	183.520	224,259
UAT	Upper Attic	293	73.410	21,472
WDK	Deck	280	9.570	2,680
OFP	Open Porch	120	30.250	3,630

Net Sketched Area:	4,359			Total:	543,578
Size Ad	2444	Gross Are	5236	FinArea	2444

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 060.0-0007-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X20	A	FR	1915	20.68	T	50	104			4,600			4,600
2	Frame Shed	D	Y	1	12X8	A	AV	1970	0.00	T	39.2	104						

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600